



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Sara L. Hensley

SUBJECT: CISCO LAND DONATION AND
TRANSFER IN ALVISO

DATE: 06-18-04

Approved

Date

Council District: 4

SNI Area: N/A

RECOMMENDATION

Adoption of a resolution authorizing the City Manager to negotiate and execute:

- (a) An Amendment to the Agreement for Transfer of Property to the City of San José from Cisco Technology, Inc., dated March 29, 2004, to add two additional parcels of undeveloped land to its property transferred in the original agreement; and
- (b) Any other necessary documents to complete the transaction.

CEQA: Resolution No. 69636, File No PP04-06-198.

BACKGROUND

On March 16, 2004, City Council authorized the City Manager to execute an agreement accepting the transfer of approximately 15 acres along Grand Boulevard (APN 015-44-013) in the Alviso area, from Cisco to the City. This agreement was executed by the City Manager on March 29. Once complete, it was envisioned that this transfer of land could create a buffer area to the residential areas north of Cisco's proposed development (PDCSH 99-06-054). It could provide the City with the opportunity to consider relocating the existing ballfield in Alviso Park and re-establishing the preferred athletic field alignment that existed before the construction of the Alviso Youth Center. The transfer also would provide land that the City could consider in the future as a potential site for a fire station to serve the Alviso area.

After completion of the Agreement, Cisco realized that it owns two additional parcels of land along Grand Boulevard (APN 015-43-022 & 023) that it would like to donate to the City. Please see Exhibit A. Taken together, these two long and narrow parcels are approximately 0.68 acre in area. Both of these parcels are approximately 40 feet wide and are located adjacent to Grand

Boulevard between Wilson Way and First Street. One of the two parcels (APN 015-43-022) lies between City-owned parkland (APN 015-43-020) and Grand Boulevard.

ANALYSIS

The land donation and transfer of Parcel 11 to the City, approved on March 16, 2004, severs Cisco land connections to these two remaining parcels along Grand Boulevard. The transfer of the parcels could add additional buffer area to the existing residential area and create additional potential parkland to serve the Alviso area.

Cisco is willing to donate these two additional parcels of land to the City in conjunction with the 15 acres that comprise Parcel 11. Cisco is not requesting the parcels be applied toward parkland dedication credits under Chapter 14.25 and/or 19.38 of the San José Municipal Code for any future housing development associated with General Plan Amendment request, GP03-04-03, to be heard this summer. This arrangement would provide no additional credits to the proposed development of 720 residential units as provided in the original agreement.

Following the transfer of these additional parcels of land and Parcel 11, staff would engage Alviso residents in a park master planning process to determine what recreational facilities, if any, may be provided as part of the enlarged Alviso Park.

PUBLIC OUTREACH

The Alviso Master Plan discussed preserving this land as a buffer area to new development. The public hearing before City Council, held on June 6, 2000, discussed the use of this land to expand the recreational opportunities in conjunction with the Irvine parcel and the existing park site.

COORDINATION

This memorandum was coordinated with the Departments of Planning, Building and Code Enforcement and Public Works, and the City Attorney's Office.

COST IMPLICATIONS

The cost to accept these two additional parcels will be an obligation of the City and is estimated to be less than \$2,000 for costs related to escrow and title insurance associated with the transfer of the property. This cost would be paid from the Property Services appropriation in the Central Fund of the Capital Budget.

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The annual cost to maintain this additional 0.68 acre of property, if it is developed as parkland, is estimated at \$7,000 per year. These additional General Fund maintenance costs would need to be factored into the Five-Year General Fund Forecast if improvements are planned for construction and requested during the annual operating budget process during the appropriate fiscal year by the Parks, Recreation and Neighborhood Services Department. No funds are currently available for park development of these lands.

CEQA

Resolution No. 69636, File No. PP04-06-198.

SARA L. HENSLEY
Director of Parks, Recreation
and Neighborhood Services

Attachment: Exhibit A

